165.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	861,100 / 861,100
					USE VALUE:	861,100 / 861,100
					ASSESSED:	861,100 / 861,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	DANIELS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRYSDALE AMY E & JUSTIN
Owner 2:	
Owner 3:	
Street 1:	46 ROTARY DR
Street 2:	
Twn/City:	SUMMIT
St/Prov:	NJ Cntry: Own Occ: N
Postal:	07901 Type:

PREVIOUS OWNER

Owner 1:	WALSH MARGARET V/TRUSTEE -
Owner 2:	16-18 DANIELS ST TRUST -
Street 1:	18 DANIELS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Vinyl Exterior and 2300 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	467,500	5,100	388,500	861,100
Total Card	0.103	467,500	5,100	388,500	861,100
Total Parcel	0.103	467,500	5,100	388,500	861,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.39 | /Parcel: 374.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	109242
GIS Ref	
GIS Ref	
Insp Date	10/22/08

!12777!

PREVIOUS ASSESSMENT

Parcel ID: 165.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	467,500	5100	4,500.	388,500	861,100	861,100	Year End Roll	12/18/2019
2019	104	FV	363,300	5100	4,500.	388,500	756,900	756,900	Year End Roll	1/3/2019
2018	104	FV	363,300	5100	4,500.	344,100	712,500	712,500	Year End Roll	12/20/2017
2017	104	FV	340,500	5100	4,500.	288,600	634,200	634,200	Year End Roll	1/3/2017
2016	104	FV	340,500	5100	4,500.	288,600	634,200	634,200	Year End	1/4/2016
2015	104	FV	303,100	5100	4,500.	249,800	558,000	558,000	Year End Roll	12/11/2014
2014	104	FV	303,100	5100	4,500.	241,400	549,600	549,600	Year End Roll	12/16/2013
2013	104	FV	315,500	5100	4,500.	229,800	550,400	550,400		12/13/2012

PRINT

Date	Time
12/11/20	02:49:44

LAST REV

Date	Time
06/08/17	18:11:02
ekelly	
12777	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALSH MARGARET	54564-463		4/20/2010		585,000	No	No		
WALSH MARGARET	50785-575		2/27/2008	Family	99	No	No		
	9184-52		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2003	887	Siding	23,500	C				
4/22/1994	137	Manual	4,260	C				ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2008	Meas/Inspect	355	PATRIOT
6/27/2005	Permit Visit	BR	B Rossignol
3/11/2004	External Ins	BR	B Rossignol
12/2/1999	Meas/Inspect	270	PATRIOT
7/12/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	109242
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	70.	1.23	8									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10652173
Const Adj.:	0.99989998
Adj $ / SQ:	188.090
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	635140
Depreciation:	167677
Depreciated Total:	467463

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

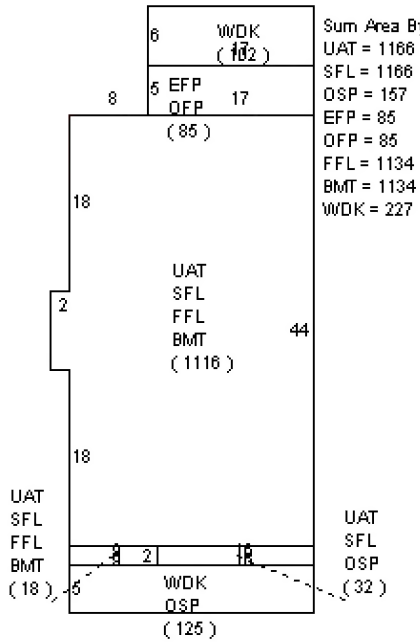
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	188.09
Special Features:	0	Val/Su Net:	109.23
Final Total:	467500	Val/Su SzAd	203.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,166	188.090	219,313
BMT	Basement	1,134	56.430	63,988
FFL	First Floor	1,134	188.090	213,294
UAT	Upper Attic	292	75.240	21,931
WDK	Deck	227	10.400	2,362
OSP	Screen Porch	157	29.710	4,664
EFP	Enclos Porch	85	59.250	5,036
OFP	Open Porch	85	35.910	3,052
	Net Sketched Area:	4,280	Total:	533,640

Size Ad 2300 | Gross Are 5154 | FinArea 2300

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

PARCEL ID

165.0-0003-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100

IMAGE

AssessPro Patriot Properties, Inc